

**Planning and Zoning Commission Meeting Minutes
February 8, 2021**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday February 8, 2021, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel and Commissioners Gregory Counts, Lorraine Arney and Joshua Scott. Vice Chairman Fred Dammeyer and Commissioners Janice Edgar and Barbara Beam were absent.

STAFF MEMBERS present included Scott McCoy, Assistant City Attorney; Randall Crist, Interim Director DCD; Alyssa Linville, Assistant Director DCD; Augustin Cruz, Senior Civil Engineer; Richard Munguia, Senior Planner; Chad Brown, Associate Planner; Jessenia Juarez, Administrative Assistant and Alex Marquez, Administrative Assistant.

Chairman Chris Hamel called the meeting to order at 4:30 p.m. and noted there was a quorum present.

ELECTION OF OFFICERS

Commissioner Counts nominated Chris Hamel as Chairman, second by **Commissioner Arney**. Motion carried unanimously (4-0) with Chris Hamel as Chairman.

Commissioner Counts nominated Fred Dammeyer as Vice-Chairman, second by **Commissioner Arney**. Motion carried unanimously (4-0) with Fred Dammeyer as Vice-Chairman.

CONSENT CALENDAR

MINUTES – January 11, 2021

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Counts, second by Arney, to **APPROVE** the Consent Calendar. Motion carried unanimously, (4-0) with three absent.

Action Items –

SUBD-33034-2020: *This is a request by Dahl, Robins & Associates, Inc., on behalf of Perricone Arizona Properties, LLC, for the approval of the final plat for the Terra Bella Unit 2 subdivision. This subdivision will contain approximately 6.92 acres and is proposed to be divided into 25 lots, ranging in size from approximately 9,120 square feet to 12,328 square feet. The property is located at the southwest corner of Avenue 5 ½ E and the 36th Street alignment, Yuma, AZ.*

Chad Brown, Associate Planner, summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Chairman Hamel asked if the roadway to the north of Terra Bella Parkway was going to be smaller than the roadway to the south. **Brown** replied yes. **Commissioner Counts** asked if the development of Bella Norte was going to continue north. **Brown** replied yes.

Commissioner Scott asked if the City had found the Traffic Study that was for done for this area. **Agustin Cruz Senior Civil Engineer** replied the City had not located it at this time and that the applicant was also looking for their copy. **Hamel** asked **Scott** why he was asking about the Traffic Study. **Scott** replied the last time this case was brought before the Commission there were residents that were concerned about the traffic in the area.

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENT

Miguel Lopez, 5600 E. 38th Place Yuma AZ, 85365, expressed concerns about the increase in traffic, and the lack of maintenance of the existing green spaces. **Alyssa Linville, Assistant Director DCD** stated that the

contractor is responsible for the green space for one year, then the City will take over the maintenance. **Scott McCoy Assistant City Attorney** reminded the commission to keep the discussion focused on the approval of the Final Plat.

Patrick Van Dyn Hoven, 5614 E. 38th Place Yuma AZ, 85365, was concerned about the entrances into the subdivision and asked if it has been considered to use 5 ½ E instead of Terra Bella Parkway. **Cruz** replied that the City did ask for another access in to the subdivision, but the reply was that the design had already been approved but if warranted the City could ask for another entrance with future development.

Albert Wharton, 5629 E. 38th Place Yuma, AZ 85365, was concerned about the Traffic Study, access to the subdivision, and what roads would be paved and the increase in traffic through the subdivision.

Commissioner Arney said she was also concerned about the Traffic Study from 2005, and that she believed a new Traffic Study was warranted.

Hamel noted the concern from the public as well as from the Commission about the Traffic Study not being available. **Hamel** then suggested that this item be tabled until a Traffic Study becomes available.

Motion by Counts, second by Scott, to TABLE SUBD-33034-2020, until a Traffic Study can be presented to the Commission. Motion carried (4-0) with three absent.

CUP-32933-2020: *This is a request by Osman Engineering, on behalf of ZAYD LLC, for a Conditional Use Permit to allow a parking lot as a principal use in the Limited Commercial (B-1) District. The property is located near the corner of 23rd Street and Avenue A, Yuma, AZ.*

Richard Munguia Senior Planner, summarized the staff report and recommended **DENIAL**.

QUESTIONS FOR STAFF

Hamel asked if there was a solid fence located by the proposed parking lot. **Munguia** answered yes.

APPLICANT / APPLICANT'S REPRESENTATIVE

Ibrahim Osman, 183 E. 24th Street Suite 6 Yuma AZ, commented on the proposed parking lot and the expansion of the office building. **Osman** added that there was a misunderstanding of the City code concerning pedestrian paths and the distance between the proposed parking lot and the business.

Hamel asked why there wasn't enough parking at the site of the existing building. **Osman** replied that the expansion, required additional parking. **Hamel** then asked if there was a fence line on the east side of the proposed parking lot that hindered patients or staff from walking to the office building. **Munguia** answered yes. **Osman** commented that they were negotiating with the owner of the fence to tear it down. **Hamel** expressed concern about the customer's safety when crossing Avenue A and 24th Street.

Counts asked about purpose of the existing building. **Osman** replied that the building would be used for commercial offices. **Counts** asked how the customers were going to cross Avenue A safely, especially during business hours. **Osman** replied by using the crosswalk at the intersection of Avenue A and 24th Street.

Osman then referred back to the City code regarding the distance between lots and buildings, stating that the City Code does not say anything about Pedestrian Paths. **Osman** then went on to say that the agent and the applicant had fulfilled the requirements of the City Code. **Counts** then noted that the City Code stated that the distance between parking lots and certain types of buildings was 150 feet.

Scott then asked how the tenants and employees would be notified to not use the parking lot next to the existing building, and to use the new parking lot instead. **Osman** replied that signs will be posted. **Osman** then referred back to the City Code on distance between buildings and parking lot. **McCoy** noted that Staff and the Applicant had a disagreement of what the City Code stated and that it was not the time to resolve that situation. **Hamel** concurred and then asked for a motion.

PUBLIC COMMENT

None

Motion by Arney, second by Scott to DENY CUP-32933-2020. Motion carried unanimously (4-0) with three absent.

INFORMATION ITEMS

Staff

None

Commission

None

Public

None

ADJOURNMENT

Hamel adjourned the meeting at 5:33 p.m.



Minutes approved this 8 day of March, 2021

C. Hamel
Chairman